

For Office Use Only
 Executive Office of Environmental Affairs

EOEA No.: **14119**
 MEPA Analyst: **Briony Angus**
 Phone: 617-626-**1029**

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Doc's Restaurant at Long Wharf		
Street: 80 Long Wharf		
Municipality: Boston	Watershed: Boston Harbor	
Universal Transverse Mercator Coordinates: (UTM Coordinates NAD 83 meters Zone 19) Northwest corner: N4691829, E331279 Southeast corner: N4691771, E331334	Latitude: 42°21'37" N Longitude: -71°02'53" W	
Estimated commencement date: Spring 2008	Estimated completion date: Summer 2008	
Approximate cost: \$500,000	Status of project design: 90	%complete
Proponent:		
Street:		
Municipality: Boston	State: MA	Zip Code:
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Kenneth Fields		
Firm/Agency: BSC Group, Inc.	Street: 15 Elkins Street	
Municipality: Boston	State: MA	Zip Code: 02127
Phone: 617-896-4300	Fax: 617-896-4301	E-mail: kfields@bscgroup.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. See attached list) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

Boston Conservation Commission-Order of Conditions, Boston Zoning Board of Appeals approval for a Conditional Use and a compliance approval or variance from Article 25 Flood Hazard District.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> <u>Massachusetts Historic Commission Project Notification Form</u>
Total site acreage	0.79 acres			
New acres of land altered		0.03 acres		
Acres of impervious area	0.79 acres	0 acres	0.79 acres	
Square feet of new bordering vegetated wetlands alteration		0 sf		
Square feet of new other wetland alteration		+ 1,225 sf LSCSF		
Acres of new non-water dependent use of tidelands or waterways		0.11 acres		
STRUCTURES				
Gross square footage	± 3,430 sf	+ 1,225 sf	± 4,655 sf	
Number of housing units	0	0	0	
Maximum height (in feet)	22.42'	+ 3.83'	26.25'	
TRANSPORTATION				
Vehicle trips per day	N/A	N/A	N/A	
Parking spaces	N/A	N/A	N/A	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	N/A	N/A	N/A	
GPD water withdrawal	N/A	N/A	N/A	
GPD wastewater generation/treatment	N/A	N/A	N/A	
Length of water/sewer mains (in miles)	N/A	N/A	N/A	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

- Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify Long Wharf and Custom House Block (BOS.AQ)) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Long Wharf in Boston, Massachusetts is located east of Atlantic Avenue, north of Central Wharf, and south of Commercial Wharf. The proposed project is located in the pavilion at the Wharf's end. Current land uses in the area of Long Wharf include waterborne transportation facilities, MBTA Blue Line subway access, office, hotel, retail, parking, and restaurant uses. The wharf is open to the public and the Boston Harborwalk, an active pedestrian passageway, provides public access to the water and the water-dependent uses located in the area. At the end of Long Wharf, there is a large plaza that includes the Long Wharf pavilion and a large brass and marble compass rose set into the ground. The entire project area consists of impervious surfaces.

The alternatives identified for the site are a no-build alternative and the preferred alternative, rehabilitation of the Long Wharf pavilion for Doc's Restaurant.

The Boston Redevelopment Authority issued an RFP in 2006 to review reuse proposals that *inter alia* would:

- Contribute to the revitalization of the downtown waterfront neighborhood by providing quality commercial opportunities to the residents of the City across a variety of income ranges and sizes.
- Reinvigorate the pavilion by creating a development that: sensitively blends the the redevelopment of the project site with nearby structures, preserves the architectural character of the neighborhood, provides street level activity that enhances the public realm, and exhibits a high quality of urban design.

The preferred development options includes the rehabilitation of the approximately 3,400 square foot (sf) Long Wharf pavilion, which was built in 1983 to serve as a Massachusetts Bay Transportation Authority ventilation building and Blue Line tunnel emergency egress. The existing brick structure will be expanded by approximately 1,225 sf for a waterfront restaurant. From a stormwater perspective, the additional 1,225 sf will convert surface runoff to roof runoff. Stormwater will continue to drain through the existing stormwater management system on the wharf. In addition to the interior seating, the restaurant will incorporate approximately 530 sf of outdoor space on a seasonal basis. The outdoor patio will consist of tables, chairs, umbrellas, and planters. There is no parking proposed as part of the project, as the location has a high volume of pedestrian traffic and is located near public transportation facilities.

Environmental impacts associated with the preferred design include the location of structures within the 100-year floodplain and buffer zone, and stormwater runoff. The proposed construction is within the Long Wharf National Historic Landmark District as designated in 1966. However, the structure to be altered was constructed in 1983. Under the no-build alternative the area would remain under utilized by the general

public. Currently, the area has been gathering place for indigent persons and used as storage of their personal belongings. Doc's Restaurant will revitalize the area, by having a formalized presence and bring an economic benefit to the City of Boston.

Doc's Restaurant includes a non-water dependent facility of public accommodation on filled tidelands. The majority of the site will remain as open space and the proposed development will reinvigorate the Harborwalk for utilization of water-dependent purposes. The proposed building will occupy 4,890 square feet of the site and the remaining 28,440 square feet of filled tidelands will be reserved as open space. The project has been designed to conserve the capacity of the site for water-dependent uses and enhance the utilization of the shoreline. The proposed restaurant will primarily serve people using the harbor walk – a water dependent use. The water-dependent use zone as defined in 310 CMR 9.51(3)(c)2 and 3 may be altered through a municipal Harbor Plan. The Secretary's decision on the City of Boston's Municipal Harbor Plan allows that "a reconfiguration of setback distances along the ends and sides of piers or wharf may occur only if such reconfiguration will promote public use or other water dependent activity in a clearly superior manner, and if no reduction will occur in the amount of total setback area required on such structure in accordance with the percentages rules set forth in 310 CMR 9.51(3)(b). See page 32 of the Secretary's certificate. The proposed plan and the purpose of the RFP process serve to promote public use of the water dependent activity on site in a clearly superior manner. The total setback area exceeds the water-dependent use zone set back required under 310 CMR 9.51(3)(b) and (c) by 5,660 sf. The project site will have 28,440 sf for set back area, while absent a municipal harbor plan, the regulations would require 22,780 sf.

The existing floor elevation of the Long Wharf pavilion is approximately one (1) inch below the base flood elevation. The proposed expansion for Doc's Restaurant will include additional fill within Land Subject to Coastal Storm Flowage. The structure is designed to withstand 100-year flood events, through the use of temporary thresholds placed during predicted storms. Materials stored outside, such as table and chairs, will be firmly anchored or stored inside the restaurant during large storm events. Both the City of Boston Conservation Commission and the City of Boston Inspectional Services Department will review any Flood Zone issues. The work conforms to the general provisions established for work in the buffer zone, as erosion and sedimentation controls will be provided during construction to ensure that potential impacts to resource areas are minimized. Stormwater associated with the project will consist of runoff from surfaces that are not subject to vehicular traffic, such as rooftops, patios, and pedestrian walkways. The nature of the project and the proposed uses are therefore not expected to have an adverse affect on the receiving waters.

Doc's Restaurant will enliven Long Wharf and bring activity to the waterfront. The restaurant will promote public use and enjoyment of the wharf by activating the area and increasing public safety. The proposed project complies with the standards for conserving and utilizing the capacity of the site to accommodate water-dependent use and therefore serves a proper public purpose.